

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

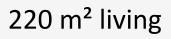
Ref : 7225

• House - Cancon •



DETAILS		Logement économe
Land surface: 27440 m ²	Swimming pool: Yes	≤ 50 A 51 à 90 B DPE en cours
Number of bedrooms: 5	Ground floor living: Yes	91 à 150 C
Number of levels: 0	Work needed: Second work	151 à 230 D
Type of heating: POMPE A CHALEUR	Fireplace: No	231 à 330 E 331 à 450 F
Drainage/sewage: NON CONNU	Built: Not specified	> 450 G Logement énergivore

Stone house with beautiful view, dominant position, 2 adjoining single-storey houses or just one, stone barn, hangar, garage, above-ground swimming pool.



27 440 m²

Non-binding document

- Castillonnès -12 Place Jasmin 47330 Castillonnès Tel : 05 53 40 22 69 castillonnes@valadie-immobilier.com

181 900 € Agency fees: 7 % VAT included*

Price fees included

Price without fees: 170 000 €

*The agency fees are entirely at the cost of the purchaser

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Residential house comprising (approximately 97m2):

- entrance to kitchen (12m2) with oven, ceramic hob, extractor hood, sink with a door opening onto a staircase leading to the attic (converted into a bedroom at the time),

- dining room (24.3m2) with insert fireplace no longer used since the installation of the heat pump but which can be brought up to standard,

- living room (19m2 with French window opening onto the road,

- laundry room (9.6m2),
- bathroom (9m2),
- bedroom (24.5m2),
- separate toilet.

Upstairs: a bedroom (10.6m2) and attic.

Habitable annex, adjoining the house (approximately 122m2):

- entrance to living room (35.6m2) with French windows opening onto terrace,

- kitchen (13.7m2),
- pantry/laundry room (5.2m2),
- bedroom 1 with cupboards (approx. 10m2),
- hallway with cupboard,

- bedroom 2 (23.9m2), soundproofed between the two houses,

- bathroom and separate toilet under construction,

- bedroom 3 (15m2),

- bathroom with dressing room = to be done (15m2),

- room for the future boiler room,

- hallway with stairs leading to the attic (possibility of making an additional bedroom).

Covered terrace over the entire front of the house (PVC cladding redone in 2006).

Above-ground chlorine swimming pool.

Workshop (280m2 - metal frame and sandwich panels), barn (350m2 - clay floor, some slabs to be added at the roof level - 4 kennel boxes - small new cumulus present for kitchen project), small garage. Right of draw.

Miscellaneous:

- individual sanitation to be brought up to standard

 main house = double glazing PVC, aluminum and wood, single glazing in the laundry room and bedroom. / Annex house double glazing PVC everywhere

- PAC from 2022 in the main house and PAC not installed







